IN 39 10
& INDEX
ELGIN

23-4

ACRODS 3.40

240' M/L (595')

27RDS 445.5' 60'

98

N87°46'E

2,

313.5'
1849.58

(498')
E. 35RDS. = 577.5'

680'

1101
23.10 AC.

1480' (1590')

1480' (1570')

3004.45

SEE MA

IN 39 10

(MAIN STREET) ROAD

GALLOWAY

DESCHUTES AVE

FRONT

CRESTONE AVE

HALGARTH-

NW COR LOT 3
SEC 9, T10S R13E WM ADDN

680'

1900
9.68Ac.

1400
1.87ac

1401
2.82ac

1502
1.00ac.

1500
0.89ac.

1601
7.50ac

1600
4.74Ac.

1700
1.85ac

1800
0.58ac

1801
0.51ac

1802
0.26ac

1803
0.26ac

1701
0.22ac

FOUND ¼ COR

JUNCTION ROAD

MER

SEE MAP IN 39 15

23-

Eastern Oregon Land Surveys

SUBDIVISIONS • LOTS • BOUNDARIES • MAPPING • TIMBER CRUISING • CONSTRUCTION STAKING

P. O. Box 532
La Grande, Oregon 97850
Phone 963-4265

P. O. Box 694
Elgin, Oregon 97827
Phone 437-3911

December 16, 1977

The Honorable Elgin City Council
Elgin City Hall
Elgin, Oregon 97827

Dear Council-persons:

Our client: Susan E. Hutson (Roger L. Hutson)
Rt. #1, Box 38
Elgin, Oregon 97827 437-4711

owner of real property adjacent to the City of Elgin, has expressed an interest in having the subject property annexed and incorporated into the city.

This letter will serve as a formal request, as authorized by our client, to appeal to you as directors, to initiate the necessary procedures required in order to legally satisfy this request.

Further, our client respectfully requests an audience with the council at the next regularly scheduled council meeting for the purpose of discussing the above.

Following is a true and correct description of the subject parcel:

Beginning at a point 30.0 feet north and 271.17 feet N.89°43'06"W., of the south one-quarter corner of Section 10, Twp. 1 N., R. 39 E.;W.M.; thence N.89°43'06"W., 695.76 feet; thence north 470.00 feet; thence S.89°43'06"E., 695.76 feet; thence south, 470.00 feet to the point of beginning, all being situate in Union County, Oregon.

Containing 7.507 Acres.

Sincerely yours,

Ronald J. Brazeau
RJB/rs

anderson perry & associates, inc.

STEPHEN C. ANDERSON P.E. PRES.
HOWARD L. PERRY P.E. SEC./TREAS.

March 31, 1978
Job No. 106-3

Subject: Hutson Terrace

Tax Lot 1501 and 1600, T 1N, R39E, Section 10.

The accompanying description is certified to close and is the same as indicated on the accompanying map as cross-hatched in red as required by ORS 308.225.

Howard L. Perry, P.L.S.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 23, 1977
HOWARD L. PERRY
1294

ANDERSON · PERRY & ASSOCIATES, INC.
ENGINEERING, SURVEYING, AND MATERIALS TESTING
P.O BOX 1301 · LA GRANDE, OREGON 97850
(503)963-8309

LETTER OF TRANSMITTAL

DATE	JOB NO
3/31/78	1063

ATTENTION Ken Bomberger

RE

TO Union County Courthouse
P. O. Box 1479
La Grande, Oregon 97850

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☒ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO	DESCRIPTION
1	3/31/78		Description Certification
1	3/31/78		Description of area to be annexed to Elgin
1	3/31/78		Map outlining area to be annexed

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO City of Elgin

SIGNED: Howard L. Perry, P.L.S.

If enclosures are not as noted, kindly notify us at once.

TWP	RGE	SEC	1/4	1/16	PARCEL NUMBER	TYPE	SPEC. INT. IN REAL PROP.	CODE AREA NUMBER
IN	39	10			1501			23-7 ~~23-4~~

MAP NUMBER

TAX LOT NUMBER

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTY

COUNTY ASSESSOR'S OFFICE

14500

FORMERLY PART OF 1500

INDENT EACH NEW COURSE TO THIS POINT	DESCRIPTION AND RECORD OF CHANGE		DATE OF ENTRY ON THIS CARD	DEED RECORD VOL.	DEED RECORD PG.	ACRES REMAINING
	Commencing at a point 1504.2h feet east of the southwest corner of Section 10, Township 1 North, Range 39 East of the Willamette Meridian; running thence East 695.76 feet; thence North 500 feet; Thence West 695.76 feet; thence South 500 feet to the point of beginning. Subject to easement over and across the south side of said premises for roadway as same exists or appears of record Situate in County of Union, State of Oregon.					7.98
	Exc: Co. Rd.	0.48				7.50
	1. Hutson, Roger L.		25915	8/8/77	70551	WD
			27570	4/3/78	75253	ANNEXATION
	Also:					
	Co. Rd.	0.48				7.98
	Except:					
	Parcel 1503	0.57	28528	9/6/78	78793	7.41
	Co. Rd.	0.42				6.99
	2. Hutson, Susan E.		28467	8/10/78	Prof	5910
	c/o Ray Kenney Construction Inc. (CP*)		35228	7/30/80	89633	M/C
					80-118	Auth.
	3. McMurdo, Susan E					
	%Ray Kenney Construction Inc		38954	4/7/82	82-22	Auth
	4. Ray Kenney Construction Inc		40338	9/8/82	106201	B/SD
	5. Ridgewood Manor, LTD		"	"	106187	WD

TWP.	RGE.	SEC.	1/4	1/16	PARCEL NUMBER	Type	Spec. Int. In	CODE AREA NUMBER
1N	39	10			1601			23-7
MAP NUMBER						REAL PROP.		
TAX LOT NUMBER								

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTY

COUNTY ASSESSOR'S OFFICE

14502

FORMERLY PART OF 1600

Indent each new course to this point	DESCRIPTION AND RECORD OF CHANGE		Date of entry on this card	Deed Record Vol.	Deed Record PG.	Acres Remaining
	F. T. L. P. O.					
	T1N R39E WM					
	The E 113.50 ft. of the below desc:					
	Baap on the S li of sec. 10, wnich is S 89° 56' E (also fd to be S 89° 43' 06" E) 2518.50 ft. from the SW cor of sd sec. 10:					
	th N 260 ft.;					
	th W 210 ft.;					
	th S 260 ft. to the S li of sd sec.;					
	th S 89° 56' E (S 89° 43' 06" E) along the S li of se sd sec., 210 ft. to the pob.	0.68	9/6/78	78793		
	Except:					
	CO. rd	0.08				0.60
	1. The Richland Baptist Church	28528	9/6/78	78793	wd	
	Also:					
	The W 96.50 ft. of the above desc.	0.57				1.17
	Except:					
	Co. RD.	0.06				1.11
	1. The Richland Baptist Church	28530	9/6/78	78793		
	See new description below.					
	T1N R39E WM					
	Baap on the S li of sec 10, which is S 89° 56' E (also fd to be S 89° 43' 06" E) 2518.50 ft. from the SW cor of sd sec. 10;					
	th N 260 ft.;					
	th W 210 ft.;					
	th S 260 ft. to the S li of sd sec.;					
	th S 89° 56' E (S 89° 43' 06" E) along the S li of sd sec., 210 ft. to the pob.	1.25				
	Except:					
	Co. Rd.	0.14				1.11

(A&A—C-48)

WP	RGE	SEC	1/4	1/16	TAX LOT NUMBER	TYPE	SPEC INT IN REAL PROP	CODE AREA NUMBER
1N	39	10			1600			~~23-4~~

MAP NUMBER

ACCOUNT NUMBER

OFFICIAL RECORD OF DESCRIPTIONS
OF REAL PROPERTY
COUNTY ASSESSOR'S OFFICE

14501

FORMERLY PART OF T.L. NO. 1N 39 2402

INDENT EACH NEW COURSE TO THIS POINT	DESCRIPTION AND RECORD OF CHANGE		DATE OF ENTRY ON THIS CARD	DEED RECORD VOL	DEED RECORD PG	ACRES REMAINING
	F. T. L. P. O.			136	349	
	T1N R39E WM			155	613	
	Caap 2405 ft. E of the SW cor of sec. 10; th E. 309.5 ft. to the SW cor of land conveyed to the S. Ore Conf Assoc of Seventh Dav Advent (140-469); th N. 370 ft.; th E. 470 ft., following the W & N li of sd Advent property; th N. 130 ft.; th W. 779.5 ft.; th S. 500 ft. to the pob.					4.95
	Except: Co. Rd.	0.21				4.74
	1. Womack, John A			34144	WD	
				AF# 223	Divorce	
				CoCourt	Order	
	2. Mackie, Herbert H & Devonna	25412	6/27/77	63922	WD	
	3. Richland Baptist Church	25853	7/26/77	70374	WD	
		27570	4/3/78	75253	ANNEXATION	
	4. Hutson, Susan E.	27804	5/19/78	76425	SWD	
	Also: Co. Rd.	0.21				4.95
	Except: Parcel 1601	0.68	28528	9/6/78	78793	4.27
	Co. Rd.	0.13				4.14
	Except: Parcel 1602	0.38	38210	12/21/81	103746	SWD 3.76
	5. McMurdo, Susan		38955	4/7/82	82-22	Auth

DR ABA-C-48 (REV. 11-71)

CANCELLED, COMBINED WITH PARCEL 1001

TWP.	RGE.	SEC.	1/4	1/16	PARCEL NUMBER	Type	Spec. Int. In	CODE AREA NUMBER
1N	39	10			1503			23-7
MAP NUMBER						REAL PROP.		
TAX LOT NUMBER								

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTY
COUNTY ASSESSOR'S OFFICE

FORMERLY PART OF 1501

Indent each new course to this point	DESCRIPTION AND RECORD OF CHANGE	Date of entry on this card	Deed Record Vol.	Deed Record PG.	Acres Remaining
	F. T. L. P. O.				
	T1N R39E WM				
	The W 96.5 ft. of the below desc:				
	Sec. 10 Baap on the S li of sec 10 whkch is S 89° 56' E (also fd to be S 89° 43' 06" E) 2518.5 ft from the SW cor of sd sec 10;				
	th N 260 ft.;				
	th W 210 ft.;				
	th S 260 ft. to the S li of sd sec.;				
	th S 89° 56' E (S 89° 43' 06" E) along the S li of sd sec, 210 ft. to the pob. 0.57				
	Except:				
	Co. Rd. 0.06				0.51
	The Richland Baptitst Church	28529 9/6/78	78783 wd		
		28530 9/6/78	Same owner/desc		

(A&A—C—48)
150-303-048

TWP	RGE	SEC	1/4	1/16	PARCEL NUMBER	TYPE	SPEC INT IN REAL PROP	CODE AREA NUMBER
1N	39	10			1602			23-7
MAP NUMBER								
TAX LOT NUMBER								

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTY

1597 COUNTY ASSESSOR'S OFFICE

FORMERLY PART OF 1600

INDENT EACH NEW COURSE TO THIS POINT	DESCRIPTION AND RECORD OF CHANGE		DATE OF ENTRY ON THIS CARD	DEED RECORD VOL.	DEED RECORD PG	ACRES REMAINING
	A parcel of ld situated in the SW¼SE¼ & SE¼SW¼ of Sec 10, T1N R39E WM, described as follows, with refer. to map of survey # 68-81 as filed in office of Union County Surveyor:					
	Baap on the N r/w li of County Rd # 42, also known as Elgin-Palmer Junction Rd, sd pt being N 0°16'54"E 30.00 ft fr the S¼ cor of sd Sec 10; th S 89°46'15"E alg sd N r/w li 38.03 ft to the W li of property owned by Welbie & Goldie Spainhower (MF # 41836, deeds, Union County); th N alg sd W li 120.30 ft; th N 89°43'06"W 135.92 ft; th S 120.33 ft to the N r/w li of sd County Rd; th S 89°43'06"E alg sd r/w li 97.89 ft to pob.					0.38
	1. Wilkins, David E & Anne S	38210	12/21/81	103	746	SWD

out in full and made available in printed form to the county board of equalization on or before the second Monday in May. Preparation of a microfiche record of the roll shall constitute a printout.

(2) On or before October 15 and preparatory to the certification required under ORS 311.105 the assessor shall print out the entire assessment and tax roll, including the roll as prepared on May 1, with all corrections, changes and additions to the roll which have occurred to the date the roll is delivered to the tax collector pursuant to ORS 311.115.

(3) The assessment and tax roll shall be printed out in full, as of the June 30 which is the end of the fiscal year for which the roll was prepared. As of each June 30, thereafter, the tax collector shall print out those accounts not collected in full or canceled as of the preceding June 30. The printout shall contain a record of all payments, corrections, additions and changes which have occurred since the date of the last printing of the roll.

(4) The printouts required by subsection (3) of this section shall constitute the roll or part thereof as of the date of the particular printout. Such printouts and the source documents which are the basis for the roll shall be retained as otherwise provided by law. The material which is not available to and cannot be read by the general public and which otherwise constitutes the roll up to the date of the printout may be destroyed one year after the printout is made.

(5) Additional printouts shall be made by the assessor or tax collector as he deems necessary for proper administration of the tax laws. [1965 c.344 §4 (308.217, 308.219 and 308.221 enacted in lieu of 308.220); 1975 c.780 §4]

308.220 [Amended by 1957 c.324 §3; repealed by 1965 c.344 §2 (308.217, 308.219 and 308.221 enacted in lieu of 308.220)]

308.221 Assessor to establish code areas; consolidated rate percent of levy; lists. Each year, the county assessor shall establish a system of code areas, identified by code numbers, which shall represent all of the various combinations of taxing agencies as of June 30 of that year in which a piece of property was located in the county on the previous January 1. The assessor shall compute a consolidated rate percent of levy for each code area and shall indicate on the assessment roll the code area number for each item of property assessed. In addition, the assessor shall compile in duplicate a list of all code areas and their numbers and identify for each area the names of each taxing agency in the area, the rate percent of levy of each agency and the consolidated rate for the area. The list shall constitute a part of the certificate prepared under ORS 311.105, to be delivered to the county clerk and to the tax collector. [1965 c.344 §5 (308.217, 308.219 and 308.221 enacted in lieu of 308.220); 1981 c.804 §37]

308.225 Boundary change or proposed boundary change filed after March 31 disregarded. (1) In preparing the assessment roll in any year, a county assessor shall disregard changes in the boundary lines of any taxing district levying ad valorem taxes as described in subsection (3) of this section or proposed changes described in subsection (4) of this section if the description and map showing changes or proposed changes are not filed in final approved form, in accordance with and at the time required by subsection (2) of this section.

(2) Whenever a boundary change is made or proposed, the person, governing body, officer, administrative agency or court making the determination that the boundary change is final shall file with the county assessor and the Department of Revenue the legal description of the boundary change or proposed change and an accurate map showing the change or proposed change in final approved form, prior to the next March 31. The description of the boundary change shall be capable of closure, in that the series of courses shall start at a point of beginning and the final course shall end at that point of beginning. The map shall be provided to the filing body by the county assessor or the department within 14 days of being notified by the filing body that a boundary change is being proposed. The boundary line shall then be accurately entered thereon by the person, body, officer or agency making the filing. If the description and map require approval of the Department of Revenue under subsection (5) of this section because not certified as provided therein, the initial filing shall be made not later than February 15 of such year, and in final approved form not later than March 31 of such year. Proposed boundary changes shall be certified to the county assessor and the department in the same manner as boundary changes. If the taxing district is located in more than one county, the description and map shall be filed with the assessor in each county and with the department within the time provided in this subsection.

(3) For purposes of this section, boundary change means the change that occurs in the boundaries of a district by reason of:

(a) The formation of a new district;

(b) The consolidation or merger of two or more districts or parts thereof;

(c) The annexation of territory by a district;

(d) The withdrawal of territory from a district; or

(e) The dissolution of a district.

(4) For the purposes of this section, a proposed change means a boundary change which has not become final or effective by March 31, but which is certain to become final or effective prior to July 1 of the same year.

(5) The description of the boundary shall be certified as closing by either a:

(a) Registered land surveyor, or

(b) Registered engineer.

If not so certified, each description and map filed under subsection (2) of this section shall be submitted to the Department of Revenue and approved or disapproved within 30 days of receipt.

(6) Within five days of its determination, the Department of Revenue shall mail to each county assessor with whom a filing has been made and to the filing body notice of its approval or disapproval under subsection (5) of this section. If disapproved, the department shall explain what steps must be taken to correct the description or map, and shall cooperate with the filing body in helping it meet the requirements of subsection (5) of this section, and whenever possible, the filing date of March 31. Corrected descriptions and maps must then be resubmitted to the department, and approved, and filed with the assessor or assessors.

(7) The filing of the description and map under this section is for assessment and taxation purposes only and does not affect or relate to filing for any other purpose. [Amended by 1965 c.411 §1; 1960 c.151 §1; 1973 c.501 §1; 1975 c.595 §1; 1981 c.804 §38]

308.230 [Repealed by 1969 c.454 §2]

308.231 Only certified appraisers to appraise real property. Appraisals of real property shall be performed by a certified appraiser. [1955 c.575 §2; 1979 c.689 §11]

308.232 Value at which property is to be assessed. All real or personal property within each county shall be valued at 100 percent of its true cash value and shall be assessed at a percentage of its true cash value as provided in ORS 309.160. [1953 c.701 §2; 1959 c.519 §1; 1961 c.243 §1; 1967 c.293 §6; 1979 c.241 §33; 1981 c.804 §39]

308.233 Use of sales data for physical appraisal. (1) For purposes of making a physical appraisal of property for ad valorem property taxation, in arriving at the value level for the property, any sales data used shall be examined, analyzed, adjusted and otherwise utilized in such a manner that the value level determined for the property is substantially equivalent to the value level that would be determined if the sales data utilized was the same sales data, and was examined, analyzed, adjusted and otherwise utilized in the same manner as the sales data utilized in making the final ratio study under ORS 309.205.

(2) The purpose of this section is to achieve equality and uniformity in assessed values between properties that are physically appraised and those that are not physically appraised, but subject to trending or indexing for the particular assessment year. [1979 c.241 §51]

Note: 308.233 was enacted into law by the Legislative Assembly but was not added to or made a part of ORS chapter 308 or any series therein by legislative action. See the preface to Oregon Revised Statutes for further explanation.

308.234 Record of last appraisal; real property appraised at least once every six years. The county assessors shall preserve in their respective offices records to show when each parcel of real property was last appraised. Each parcel of real property shall be appraised at least once every six years to insure that equality of taxation according to law shall be secured. [1955 c.575 §1; 1967 c.105 §1; 1967 c.293 §8]

308.235 Valuation of land. (1) Taxable real property shall be assessed by a method which takes into consideration:

(a) The applicable land use plans, including current zoning and other governmental land use restrictions;

(b) The improvements on the land and in the surrounding country and also the use, earning power and usefulness of the improvements, and any rights or privileges attached thereto or connected therewith; and